

## ORDINANCE NO. 19-45

### AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.93 OF AN ACRE LOCATED AT THE SOUTHWEST CORNER OF NORTH CASCADE AVENUE AND BUCHANNAN STREET FROM PUD (PLANNED UNIT DEVELOPMENT) TO C-6/CR (GENERAL BUSINESS WITH CONDITIONS OF RECORD)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 0.93 of an acre located at the southwest corner of North Cascade Avenue and Buchanan Street as described in Exhibit A and depicted in Exhibit B, both which are attached hereto and made a part hereof, from PUD (Planned Unit Development) to C-6/CR (General Business with Conditions of Record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following Conditions of Record:

1. Truck traffic will be allowed only between the hours of 7:30 AM and 5:30 PM.
2. The following uses will require conditional use approval:
  - a. Automotive repair garage
  - b. Body and fender repair services
  - c. Construction and/or contractors yards
  - d. Custom manufacturing
  - e. Light industrial

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 25<sup>th</sup> day of  
June, 2019.

**Finally passed:** July 9<sup>th</sup>, 2019

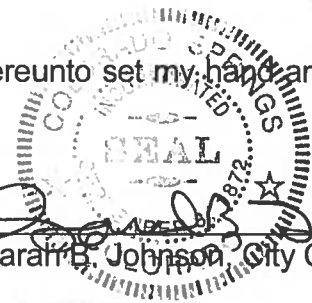
  
\_\_\_\_\_  
Council President

ATTEST:

  
Sarah B. Johnson, City Clerk  


I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.93 OF AN ACRE LOCATED AT THE SOUTHWEST CORNER OF NORTH CASCADE AVENUE AND BUCHANNAN STREET FROM PUD (PLANNED UNIT DEVELOPMENT) TO C-6/CR (GENERAL BUSINESS WITH CONDITIONS OF RECORD)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 25<sup>th</sup>, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9<sup>th</sup> day of July, 2019, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 9<sup>th</sup> day of July, 2019.



*Sarah B. Johnson*  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: June 28<sup>th</sup>, 2019

2<sup>nd</sup> Publication Date: July 12<sup>th</sup>, 2019

Effective Date: July 17<sup>th</sup>, 2019

Initial: *SBJ*  
City Clerk

**CPC ZC 18-00180**

**NOVAK BUSINESS PARK – EXHIBIT A – ZONE CHANGE LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTH  $\frac{1}{2}$  OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO AS DESCRIBED AS PARCEL A AND PARCEL B IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 55071005 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PENROSE HOSPITAL SUBDIVISION NO. 1, A SUBDIVISION RECORDED ON THE 23rd OF APRIL, 1981 UNDER PLAT BOOK N-3 AT PAGE 57 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N89°59'41"W (BASIS OF BEARING), 250.00 FEET ALONG A NORTHERLY LINE OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1;

THENCE N2°17'19E, 161.65 FEET ALONG A NORTHERLY LINE OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET (80' ROW);

THENCE S89°59'41"E, 250.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BUCHANAN STREET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CASCADE AVENUE (60' ROW);

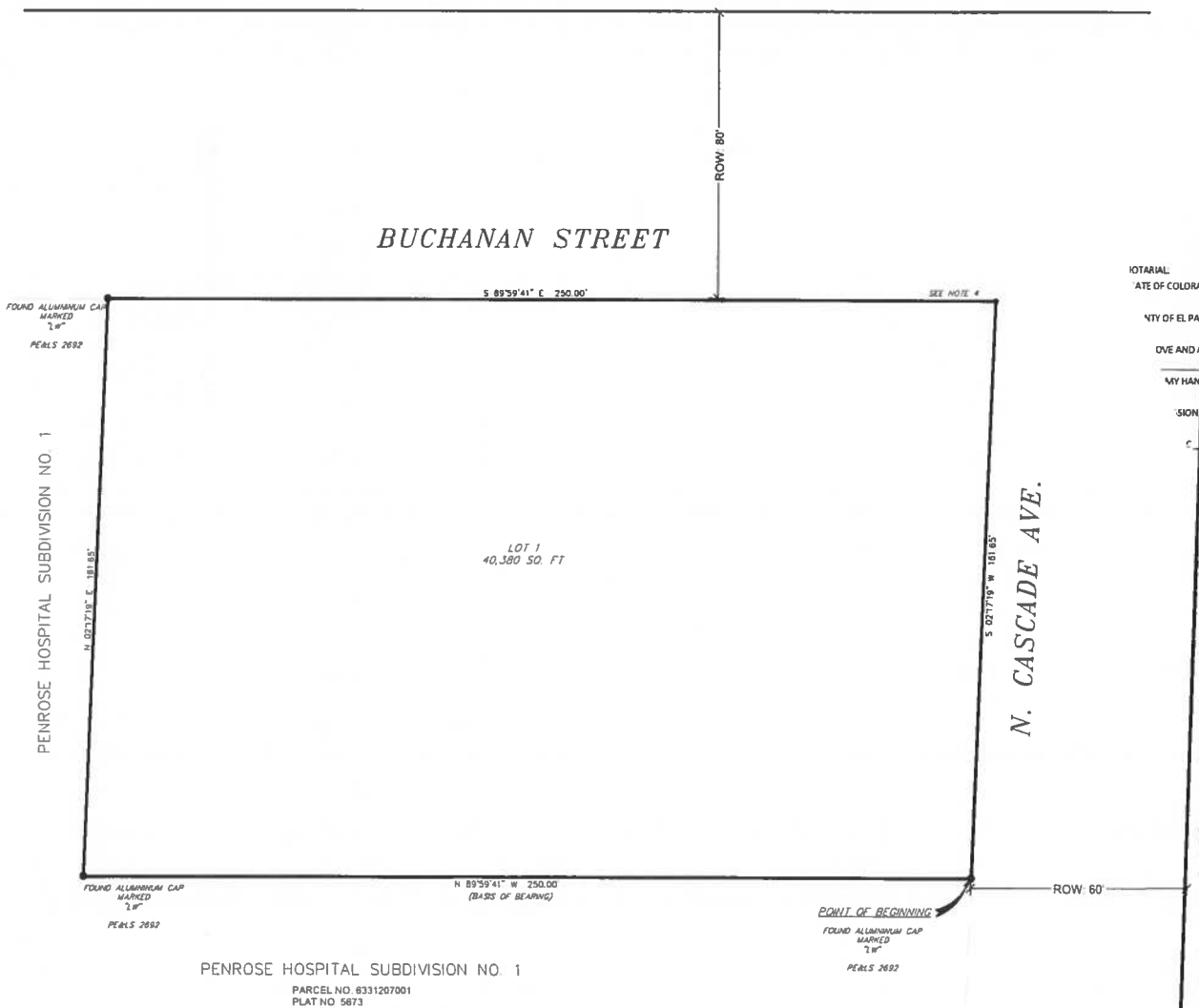
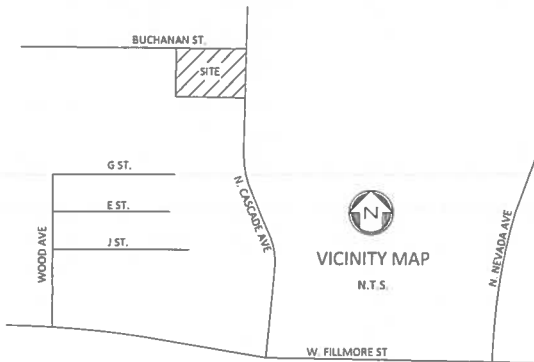
THENCE S2°17'19"W, 161.65 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CASCADE AVENUE TO THE NORTHEAST CORNER OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1 AND THE POINT OF BEGINNING.

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**EXHIBIT A**

CPC ZC 18-00180

NOVAK BUSINESS PARK – EXHIBIT B – ZONE CHANGE EXHIBIT



NOTARIAL  
STATE OF COLORADO  
COUNTY OF EL PASO  
SHERIFF AND ADMINISTRATOR  
MAY HAN  
COMMISSION

**EXHIBIT B**